

May 12, 1966

MEMORANDUM

TO: Boston Redevelopment Authority  
FROM: Edward J. Logue, Development Administrator  
SUBJECT: ZONING REFERRALS

Re: Petition No. Z-487  
N. N. Meshaka  
5336 Washington St., West Roxbury

Outdoor sale or display of second hand motor vehicles is sought in a local business (L-.5) zone. This is forbidden in an L zone but conditional in a B (General Business) zone. The adjoining lot, which is owned by the petitioner, is presently used for the storage and sale of second-hand automobiles. The lot practically abuts the West Roxbury-Dedham line and is adjacent to a gas station on the Dedham side. The neighborhood will not be adversely affected by the proposed use. Recommend approval.

Optional case

VOTED: That in connection with Petition No. Z-487 brought by N. N. Meshaka, 5336 Washington Street, West Roxbury, for a forbidden use variance for outdoor sale and display of second-hand motor vehicles in a local business zone, the Boston Redevelopment Authority does not oppose the granting of the petition. The adjoining lot is now used for this purpose and the adjacent lot on the Dedham side of the city boundary line is used for a gas station. It does not appear that this bus terminal area will be adversely affected by the proposed use.

Re: Petition No. Z-488  
Pasquale DiMascio  
183 Florence St., Roslindale

Four dimensional variances, lot size, area per dwelling unit, width and front yard less than required are sought to erect a frame two-family dwelling in a residential (R-.5) zone. The lot area is only 4278 square feet and doesn't meet one family requirement. The creation of two sub-standard lots is a grave violation of the intent and purpose of the code. Recommend disapproval.

Optional case.

VOTED: That in connection with Petition No. Z-488 brought by Pasquale DiMascio, 183 Florence Street, Roslindale, for several dimensional variances to erect a frame two-family dwelling in a residential zone, the Boston Redevelopment Authority opposes the granting of the variances. The lot area is less than that required for a single family house. The present two-family has not enough area to meet requirements for a standard two-family lot. The creation of two sub-standard lots is a grave violation of the intent and purpose of the code.

Re: Petition No. Z-489  
Ralph M. Banner  
873-885 Cummins Highway, Hyde Park

A variance for maximum floor area ratio exceeded is sought to erect a basement and two story retail store and office building in a local business (L-.5) zone. The proposed F.A.R. is 0.64. The floor area ratio deficiency is trivial and all other requirements of the code have been met. The surrounding properties will not be deprived of light and air. Recommend the variance be granted.

Optional case

VOTED: That in connection with Petition No. Z-489 brought by Ralph M. Banner, 873-885 Cummins Highway, Hyde Park, for a variance of maximum floor area ratio exceeded to erect a basement and two story retail store and office building in a local business district, the Boston Redevelopment Authority does not oppose the granting of the variance. The floor area ratio deficiency is slight and all other requirements of the code have been met. The proposed use will not be a detriment to the surrounding properties.

Re: Petition No. Z-490  
Hampshire Realty Co. by Jos. Winer  
30 Whittier St., Roxbury

A variance for off-street parking less than required is sought to erect a one story wood frame addition over first floor extension in a light manufacturing (M-2) district. The Roxbury-North Dorchester G.N.R.P. staff reports that the premises are located in an area designated for the Campus High School (English High). It is expected that land acquisition and clearance will occur in a years time. Recommend variance be denied.

Optional case

VOTED: That in connection with Petition No. Z-490 brought by Hampshire Realty Co., 30 Whittier Street, Roxbury, for a variance to allow insufficient off-street parking to erect a second story wood frame addition over first floor in a light manufacturing district, the Boston Redevelopment Authority opposes the granting of the variance because the premises are located in an area designated for the Campus High School (English High). It is expected that land acquisition and clearance will occur probably within one year.

Re: Petition Nos. Z-491 thru Z-494  
Boston Housing Authority  
91, 93, 95, 101, 105, 107 Davison St.  
110 Pierce Street, Hyde Park

Three forbidden uses and seventeen variances are sought to erect three two-story wood dwellings (40 apartments) for the elderly and one basement and one story wood community building in a residential (R-.5) zone. Three variances consist of inadequate lot size, insufficient lot area per dwelling unit, usable open space and yards and maximum floor area ratio three times allowable. Four one-family dwellings have been erected in recent years opposite on Davison Street. However, a little over one-third of the project is in a local business zone and an old wooden rug shop is to be torn down so there probably shouldn't be any great objection to multi-family use. However, there is objection to overcrowding of the land. Here is a new housing for the elderly development, which, due to a special amendment to the code is practically free from providing parking space and yet violates all the yard and open space requirements. Recommend disapproval on these grounds.

VOTED: That in connection with Petition No. Z-491 through Z-494, brought by the Boston Housing Authority, 91, 93, 95, 101, 107 Davison St. and 110 Pierce Street, Hyde Park, to erect three two-story wood dwellings (40 apartments) for the elderly and one basement and one story wood community building in a low density residential district, the Boston Redevelopment Authority is opposed to the granting of the variance because it is of the opinion that a new housing for the elderly development should not be short-changed with seventeen variances for lack of open space and yard requirements, particularly when it has been relieved of making provisions for parking by a recent amendment to the code. Lack of providing adequate light and air and overcrowding of land are two fundamentals of zoning that are being violated.

Re: Petition No. Z-495  
Society of St. Vincent de Paul  
125 B Street, South Boston

Extension of a non-conforming use and five variances, minimum lot area per additional unit and front yard insufficient, maximum floor area ratio exceeded, side yard and corner cut-off not supplied, to erect two one-story brick display rooms in an apartment (H-1) zone. It is the opinion of the Transportation Engineering Division and zoning staff that the corner traffic visibility should be observed. West Third and B streets are heavily travelled thoroughfares. There is room in the rear so that the proposed side additions can be built to accommodate the corner visibility requirement. Recommend disapproval because of this factor only.

VOTED: That in connection with Petition No. Z-495 brought by Society of St. Vincent de Paul, 125 B Street, South Boston, for extension of a non-conforming use and five variances to erect two one-story brick display rooms in an apartment zone, the Boston Redevelopment Authority opposes the granting of the petition only because of the corner visibility violations. West Third and B Streets are heavily travelled thoroughfares and there is room at the rear of the lot so that the proposed side additions can be built to accommodate the corner visibility requirement.

Re: Petition No. Z-496  
Children's Hospital Medical Center  
340-350 Longwood Ave., Boston

Variances are sought to erect a 24-story, 154 unit apartment tower, an 86 unit motel, 58 unit dormitory, 240 seat cafeteria, day care nursery, commercial bank, retail store, open air swimming pool and 127 underground parking spaces in an apartment (H-3) district. The site is within the Fenway Urban Renewal Area and has been worked out in collaboration with the Fenway Project Area staff and therefore, meets the requirements of the Urban Renewal Plan. Recommend approval.

VOTED: That in connection with Petition No. Z-496 brought by the Children's Hospital Medical Center, 340-350 Longwood Ave., Boston for variances sought to erect buildings for diversified use, auxiliary to the functions of the hospital in an apartment district, the Boston Redevelopment Authority recommends the granting of the petition. This addition is in the midst of a giant medical

center and institutional area where open land is at a premium. This plan for the development of a complex of special uses as an adjunct to the Children's Hospital Center was worked out in collaboration with the Fenway Urban Renewal Staff, meets the requirements of the renewal plan and is necessary in the interest of the public welfare.

Re: Petition No. Z-497  
Roxbury Council #123 Knights of  
Columbus  
1455-1461 Tremont St., Roxbury

This is a case of a fraternal organization moving its quarters from an old tenement house, 200 feet up the street to larger quarters in a vacant store in a local business area. No parking was provided in the original location and because of being pre-code none is here provided. The store would require fifteen spaces but the requirement for a club as a public assembly use is 43. The Transportation Engineering Department opposes the change of occupancy unless arrangements can be made for proper and adequate parking. Recommend disapproval. Optional case

VOTED: That in connection with Petition No. Z-497 brought by Roxbury Council #123 Knights of Columbus, 1455-1461 Tremont Street, Roxbury, for variance of off-street parking facilities less than required, to change occupancy from stores to an assembly hall, the Boston Redevelopment Authority opposes the granting of the petition. Forty-three parking spaces are required and none provided. Tremont Street is heavily travelled and some parking relief should be provided for a use of this kind.

Re: Petition No. Z-498  
Robert Zimmerman  
4 Myrtle St., Boston

Variances for open space and off-street parking less than required are sought to change occupancy from three to four apartments in an apartment (H-2-65) district. The Transportation Engineering Department and zoning staff have no objection to the granting of the petition. Appellant proposes to remodel this vacant building in conformance with the architecture and style of Beacon Hill and it is practically impossible to provide the required open space and parking.

VOTED: That in connection with Petition No. Z-498 brought by Robert Zimmerman, 4 Myrtle Street, Boston, for variances of open space and off-street parking less than required, to change occupancy from three to four apartments in an apartment district, the Boston Redevelopment Authority recommends the granting of the variances.. This vacant building will be remodeled in conformance with the architecture and style of Beacon Hill to become an asset to the neighborhood.

Re: Petition No. Z-499  
Nick Haddad  
74 Commonwealth Ave., Boston

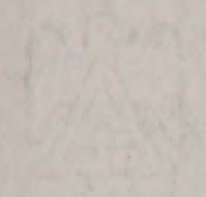
A variance of off-street parking is sought to add one story and change occupancy from ten to twelve apartments in an apartment (H-.5) zone. The Back Bay Project Director is opposed to the change in that it would be contrary to the planning objectives for Back Bay which are to allow increase in dwelling unit density only if sufficient off-street parking can also be provided. He further states that to allow an increase in density without the required parking would be harmful to the residential area and increase congestion. Recommend variance be denied. Optional case

VOTED: That in connection with Petition No. Z-499 brought by Nick Haddad, 74 Commonwealth Avenue, B Boston, for a variance of off-street parking to add one story and change occupancy from ten to twelve apartments in an apartment zone, the Boston Redevelopment Authority is opposed to the granting of the variance because an increase in density without required parking would be harmful to this residential area and contrary to the planning objectives of the Back Bay.

Re: Petition No. Z-501  
J. C. Corrigan Company  
41-47 Norwood Street, Dorchester

A forbidden use, steel fabrication of conveyors and a variance of front yard insufficient are sought to erect a one story steel addition in a light manufacturing (M-1) zone. The use has operated at the premises for the past 25 years. This is a case of normal expansion. Because of an existing railroad siding, it would be impractical to provide the required 20 foot yard. Recommend approval.

VOTED: That in connection with Petition No. Z-501 brought by J. C. Corrigan Company, 41-47 Norwood Street, Dorchester, for a forbidden use, really an extension of an existing steel fabrication of conveyors and a front yard variance to erect a one-story steel addition in a light manufacturing district, the Boston Redevelopment Authority has no objection to the granting of the petition, as this is a case of normal expansion and the use has operated at the premises for the past 25 years.



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